Attachment 10 – Landscape Character and Visual Impact Assessment Addendum, Clouston

Blackwattle Bay

Response to Submissions

June 2022

NSW GOVERNMENT

CLOUSTON associates

INFRASTRUCTURE NSW
BLACKWATTLE BAY PRECINCT

LANDSCAPE CHARACTER & VISUAL IMPACT ASSESSMENT

S17-0069
ADDENDUM
07/06/2022

Cover page: Blackwattle Bay looking at Sydney Fish Market
This page: Existing Sydney Fish Market

BLACKWATTLE BAY PRECINCT LANDSCAPE CHARACTER AND VISUAL IMPACT ASSESSMENT

Client:
Infrastructure NSW
AON Tower, Level 27
201 Kent Street, Sydney NSW 2000

Prepared by

CLOUSTON Associates
Landscape Architects • Urban Designers • Landscape Planners
65-69 Kent Street • Sydney NSW 2000
PO Box R1388 • Royal Exchange NSW 1225 • Australia
Telephone +61 2 8272 4999
Contact: Crosbie Lorimer
Email • sydney@clouston.com.au
Web • www.clouston.com.au

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Note: This document is Preliminary unless Validated.

Blackwattle Bay Park looking at Anzac Bridge

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Executive summary

EXECUTIVE SUMMARY

The latest architectural model, dated 14 April 2022, supplied by the client on 19 April 2022 has been reassessed - updating 9 of the 20 viewpoints in this LCVIA. These 9 viewpoints were selected as they demonstrate the changes in the massing the clearest.

The Blackwattle Bay Precinct Plan and Masterplan has also been updated to reflect the latest plans supplied by fjmtstudio on 10 May 2022. These updates include modifications to building footprints throughout the South East precinct, the Public access way through South East precinct widening, repositioning of Park Street to entirely run along the foreshore the addition of a foreshore boardwalk.

Changes to built form have generated improvements to certain individual criteria ie amount of sky, however none of these changes have been of significant reduction in impact to effect the visual impact overall ratings.

PART A

existing conditions

2.0 THE SITE AND PRECINCT PLAN

Figure 2.4 - Precinct Plan. (source fjmtstudio)

UPDATED PRECINCT PLAN

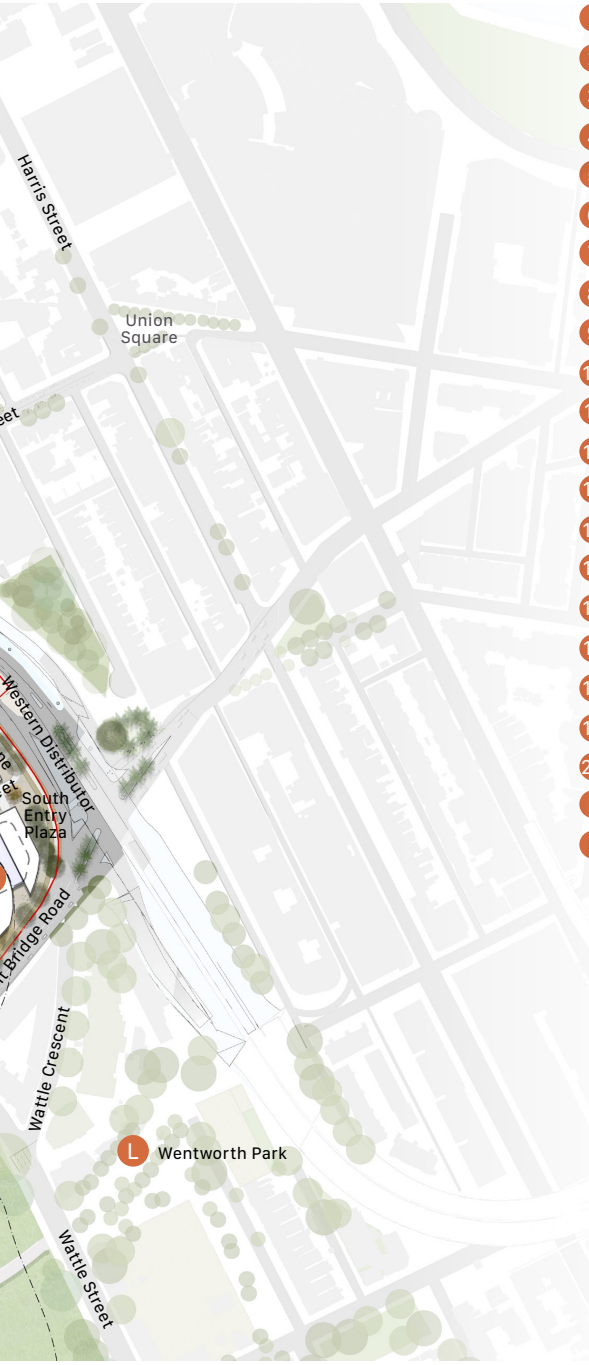
Masterplan has been revised and updated, supplied by fjmtstudio on 10 May 2022.

Changes include:

- Modifications to building footprints throughout the South East precinct
- Most notably the stand alone building has been integrated into the podium
- Public access way through South East precinct widened and has better solar access due to podium splitting and tower being pushed to eastern edge
- Repositioning of Park Street to entirely run along the foreshore
- Addition of a foreshore boardwalk

2.0 THE SITE AND PRECINCT PLAN

Figure 2.5 - Precinct Plan (source fjmtstudio)



1 New Sydney Fish Market
2 Contemporary Workplace & Retail
3 Contemporary Workplace & Home
4 Retail / Workplace
5 Community / Retail / Workplace
6 Retail / Workplace
7 Mixed Use / PLO-03-2
8 Mixed Use / PLO-03-1
9 Mixed Use / PLO-02
10 Mixed Use / PLO-01
11 Dragon Boat Storage & Launch
12 Community / Creative / Retail
13 Day Charter Marina
14 Corporate Charter Marina
15 Fishing Fleet Wharf
16 Potential Future Marina
17 Exploration Zone
18 Gathering Circle
19 Rowing and Paddling Course
20 Future Connection to Bays West
L Light Rail Station
F Potential Ferry Stop

Area 1 / 1-3 Bank Street & Bank Street Open Space

Area 2 / Private Land Owners Land & Miller Street Reserve

Area 3 / Government Owned Land & Waterside Park

Area 4 / New Sydney Fish Market & Urban Park

Area 5 / Working & Recreational Harbour

UPDATE

Masterplan has been revised and updated, supplied by fjmtstudio on 10 May 2022.

PART B

visual impact assessment

Hanson
CAPE CONWAY

8.0 THE PRECINCT & VISUAL IMPACT ANALYSIS

VIEWPOINT 1

LOCATION	Foreshore path near Glebe Rowing Club.
DISTANCE	Approximately 350m.
RECEPTORS	Public - park users, local residents, pontoon users.
EXISTING VIEW	The visual scene is predominantly comprised of a foreground water view of the Blackwattle Bay foreshore. The existing fish market and concrete batching plant are visible in mid-ground. In the distance the city skyline with the Centre Point Tower and Barangaroo Crown Casino are visible.

Viewpoint Location.

EXPECTED VISUAL IMPACT

Refer to LCVIA Report dated 20/05/2021 for full Expected Visual Impact summary.

The updated photomontage shows the majority of the massing reducing in height and bulk. With negligable effects on the ratings.

VISUAL IMPACT RATING

HIGH

Receptor Type: Public	Previous Ratings	Revised Ratings
Viewpoint Number: 1		
Qualitative - Sensitivity		
Viewer Location	HIGH	HIGH
Viewer Activity	HIGH	HIGH
Number of Views	HIGH	HIGH
Overall Qualitative Sensitivity Rating	**HIGH**	**HIGH**
Quantitative - Magnitude		
View Distance	HIGH	HIGH
View Orientation	HIGH	HIGH
Quantum of View	HIGH	HIGH
Period of View	HIGH	HIGH
Quantum of Change - Feature Skyline	HIGH	HIGH
Quantum of Change - View of Sky	HIGH	HIGH
Quantum of Change - Character change	MODERATE	MODERATE
Overall Quantitative Magnitude Rating	**HIGH**	**HIGH**
Overall VISUAL IMPACT RATING (Combination of sensitivity and magnitude ratings)	**HIGH**	**HIGH**

8.0 THE PRECINCT & VISUAL IMPACT ANALYSIS

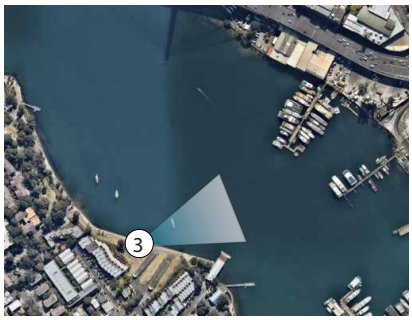
Previous photomontage based on model dated 22/12/2020. Refer to LCVIA Report dated 20/05/2021 for Existing View.

Photomontage view of precinct.
Note: This view has been updated to reflect the latest architectural model dated 14 April 2022, supplied by the client on 19 April 2022.
As requested by the client and in response to community feedback the opacity of the massing has been decreased.

8.0 THE PRECINCT& VISUAL IMPACT ANALYSIS

VIEWPOINT 3

LOCATION	Foreshore open space adjacent to Blackwattle Bay Park.
DISTANCE	Approximately 400m.
RECEPTORS	Public - park users, local residents.
EXISTING VIEW	The visual scene is dominated by a foreground water view of Blackwattle Bay. The existing fish market and concrete batch plant are visible in mid-ground. In the distance the city skyline with the Centre Point Tower and the Barangaroo Towers and Crown Casino are visible.



Viewpoint Location.

EXPECTED VISUAL IMPACT

Refer to LCVIA Report dated 20/05/2021 for full Expected Visual Impact summary.

The updated photomontage shows the majority of the massing reducing in height and bulk, with a slight increase in the visual permeability to the skyline beyond.

VISUAL IMPACT RATING

HIGH

Receptor Type: Public	Previous Ratings	Revised Ratings
Viewpoint Number: 3		
Qualitative - Sensitivity		
Viewer Location	HIGH	HIGH
Viewer Activity	HIGH	HIGH
Number of Views	HIGH	HIGH
Overall Qualitative Sensitivity Rating	**HIGH**	**HIGH**
Quantitative - Magnitude		
View Distance	HIGH	HIGH
View Orientation	HIGH	HIGH
Quantum of View	HIGH	HIGH
Period of View	HIGH	HIGH
Quantum of Change - Feature Skyline	HIGH	HIGH
Quantum of Change - View of Sky	HIGH	HIGH
Quantum of Change - Character change	MODERATE	MODERATE
Overall Quantitative Magnitude Rating	**HIGH**	**HIGH**
Overall VISUAL IMPACT RATING (Combination of sensitivity and magnitude ratings)	**HIGH**	**HIGH**

8.0 THE PRECINCT& VISUAL IMPACT ANALYSIS

Previous photomontage based on model dated 22/12/2020. Refer to LCVIA Report dated 20/05/2021 for Existing View.

Photomontage view of precinct.
Note: This view has been updated to reflect the latest architectural model dated 14 April 2022, supplied by the client on 19 April 2022.
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8.0 THE PRECINCT& VISUAL IMPACT ANALYSIS

VIEWPOINT 4

LOCATION	Foreshore path / open space near Blackwattle Bay Wharf.
DISTANCE	Approximately 500m.
RECEPTORS	Public - park users.
EXISTING VIEW	The foreground is comprised of unimpeded water views of Blackwattle Bay. The Heritage listed Anzac Bridge and existing Fish Market is visible in the mid ground with the city skyline including Centrepoint Tower visible in the background.

Viewpoint Location.

EXPECTED VISUAL IMPACT

Refer to LCVIA Report dated 20/05/2021 for full Expected Visual Impact summary.

The updated photomontage shows the Area 2 massing increasing in height and bulk while Area 3 reducing. The later has a slight increase in the visual permeability to the skyline beyond.

VISUAL IMPACT RATING

MODERATE/HIGH

Receptor Type: Public	Previous Ratings	Revised Ratings
Viewpoint Number: 4		
Qualitative - Sensitivity		
Viewer Location	HIGH	HIGH
Viewer Activity	HIGH	HIGH
Number of Views	HIGH	HIGH
Overall Qualitative Sensitivity Rating	**HIGH**	**HIGH**
Quantitative - Magnitude		
View Distance	HIGH	HIGH
View Orientation	HIGH	HIGH
Quantum of View	MODERATE	MODERATE
Period of View	HIGH	HIGH
Quantum of Change - Feature Skyline	HIGH	HIGH
Quantum of Change - View of Sky	LOW	LOW
Quantum of Change - Character change	MODERATE	MODERATE
Overall Quantitative Magnitude Rating	**MODERATE / HIGH**	**MODERATE / HIGH**
Overall VISUAL IMPACT RATING (Combination of sensitivity and magnitude ratings)	**MODERATE / HIGH**	**MODERATE / HIGH**

8.0 THE PRECINCT& VISUAL IMPACT ANALYSIS

Previous photomontage based on model dated 22/12/2020. Refer to LCVIA Report dated 20/05/2021 for Existing View.

Photomontage view of precinct.
Note: This view has been updated to reflect the latest architectural model dated 14 April 2022, supplied by the client on 19 April 2022.
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8.0 THE PRECINCT& VISUAL IMPACT ANALYSIS

VIEWPOINT 8

LOCATION	The Knoll / Carmichael Park.
DISTANCE	Approximately 220m.
RECEPTORS	Public - park users and local residents.
EXISTING VIEW	The foreground and mid-ground of the view comprises medium density residential housing with the city skyline in the background.

Viewpoint Location.

EXPECTED VISUAL IMPACT

Refer to LCVIA Report dated 20/05/2021 for full Expected Visual Impact summary.

The updated photomontage shows the massing reducing in height and bulk while increasing the visual permeability to the skyline beyond.

VISUAL IMPACT RATING

MODERATE/HIGH

Receptor Type: Public	Previous Ratings	Revised Ratings
Viewpoint Number: 8		
Qualitative - Sensitivity		
Viewer Location	HIGH	HIGH
Viewer Activity	HIGH	HIGH
Number of Views	MODERATE	MODERATE
Overall Qualitative Sensitivity Rating	**MODERATE / HIGH**	**MODERATE / HIGH**
Quantitative - Magnitude		
View Distance	HIGH	HIGH
View Orientation	HIGH	HIGH
Quantum of View	MODERATE	MODERATE / LOW
Period of View	HIGH	HIGH
Quantum of Change - Feature Skyline	LOW	LOW
Quantum of Change - View of Sky	MODERATE	MODERATE / LOW
Quantum of Change - Character change	MODERATE	MODERATE / LOW
Overall Quantitative Magnitude Rating	**MODERATE / HIGH**	**MODERATE**
Overall VISUAL IMPACT RATING (Combination of sensitivity and magnitude ratings)	**MODERATE / HIGH**	**MODERATE / HIGH**

8.0 THE PRECINCT& VISUAL IMPACT ANALYSIS

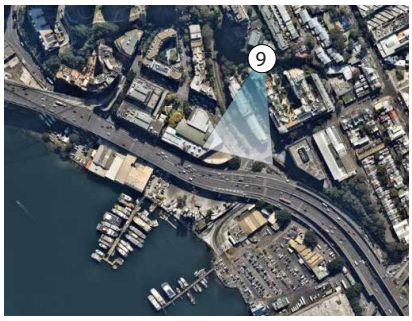
Previous photomontage based on model dated 22/12/2020. Refer to LCVIA Report dated 20/05/2021 for Existing View.

Photomontage view of precinct.
Note: This view has been updated to reflect the latest architectural model dated 14 April 2022, supplied by the client on 19 April 2022.
As requested by the client and in response to community feedback the opacity of the massing has been decreased.

8.0 THE PRECINCT& VISUAL IMPACT ANALYSIS

VIEWPOINT 9

LOCATION	Jones Street clifftop walk.
DISTANCE	Approximately 250m
RECEPTORS	Public - local residents, pedestrians.
EXISTING VIEW	Vegetation in the low foreground screen medium density residential building in the mid-ground. Panoramic long distance views over a mix of building and mature vegetation is visible to the southwest.



Viewpoint Location.

EXPECTED VISUAL IMPACT

Refer to LCVIA Report dated 20/05/2021 for full Expected Visual Impact summary.

The updated photomontage shows the massing reducing in height and bulk while increasing the visual permeability to the skyline beyond.

VISUAL IMPACT RATING

HIGH

Receptor Type: Public	Previous Ratings	Revised Ratings
Viewpoint Number: 9		
Qualitative - Sensitivity		
Viewer Location	HIGH	HIGH
Viewer Activity	HIGH	HIGH
Number of Views	MODERATE	MODERATE
Overall Qualitative Sensitivity Rating	**MODERATE / HIGH**	**MODERATE / HIGH**
Quantitative - Magnitude		
View Distance	HIGH	HIGH
View Orientation	HIGH	HIGH
Quantum of View	HIGH	MODERATE / HIGH
Period of View	MODERATE	MODERATE
Quantum of Change - Feature Skyline	MODERATE	MODERATE
Quantum of Change - View of Sky	HIGH	MODERATE / HIGH
Quantum of Change - Character change	HIGH	HIGH
Overall Quantitative Magnitude Rating	**HIGH**	**HIGH**
Overall VISUAL IMPACT RATING (Combination of sensitivity and magnitude ratings)	**HIGH**	**HIGH**

8.0 THE PRECINCT& VISUAL IMPACT ANALYSIS

Previous photomontage based on model dated 22/12/2020. Refer to LCVIA Report dated 20/05/2021 for Existing View.

Photomontage view of precinct.
Note: This view has been updated to reflect the latest architectural model dated 14 April 2022, supplied by the client on 19 April 2022.
As requested by the client and in response to community feedback the opacity of the massing has been decreased.

8.0 THE PRECINCT& VISUAL IMPACT ANALYSIS

VIEWPOINT 10

LOCATION	Intersection of Miller Street and Jones Street.
DISTANCE	Approximately 100m.
RECEPTORS	Public - road users and pedestrians.
EXISTING VIEW	The view is comprised of a mixture of built elements including road infrastructure and concrete manufacturing with mature vegetation in the foreground and mid-ground obscuring long distance background views.

Viewpoint Location.

EXPECTED VISUAL IMPACT

Refer to LCVIA Report dated 20/05/2021 for full Expected Visual Impact summary.

The updated photomontage shows the massing reducing in height and bulk while increasing the visual permeability to the skyline beyond.

VISUAL IMPACT RATING

MODERATE

Receptor Type: Public	Previous Ratings	Revised Ratings
Viewpoint Number: 10		
Qualitative - Sensitivity		
Viewer Location	LOW	LOW
Viewer Activity	LOW	LOW
Number of Views	MODERATE	MODERATE
Overall Qualitative Sensitivity Rating	**MODERATE / LOW**	**MODERATE / LOW**
Quantitative - Magnitude		
View Distance	HIGH	HIGH
View Orientation	HIGH	HIGH
Quantum of View	HIGH	MODERATE / HIGH
Period of View	MODERATE	MODERATE
Quantum of Change - Feature Skyline	LOW	LOW
Quantum of Change - View of Sky	HIGH	MODERATE / HIGH
Quantum of Change - Character change	MODERATE	MODERATE
Overall Quantitative Magnitude Rating	**MODERATE / HIGH**	**MODERATE / HIGH**
Overall VISUAL IMPACT RATING (Combination of sensitivity and magnitude ratings)	**MODERATE**	**MODERATE**

8.0 THE PRECINCT& VISUAL IMPACT ANALYSIS

Previous photomontage based on model dated 22/12/2020. Refer to LCVIA Report dated 20/05/2021 for Existing View.

Photomontage view of precinct.
Note: This view has been updated to reflect the latest architectural model dated 14 April 2022, supplied by the client on 19 April 2022.
As requested by the client and in response to community feedback the opacity of the massing has been decreased.

8.0 THE PRECINCT& VISUAL IMPACT ANALYSIS

VIEWPOINT 12

LOCATION	Pocket park at Gipps Street near Harris Street. (Existing city grid layout)
DISTANCE	Approximately 200m.
RECEPTORS	Public - local residents, road users and pedestrians.
EXISTING VIEW	A range of architectural styles frame the view towards the precinct and Blackwattle Bay. Views of the water are obscured by road bridge infrastructure.

Viewpoint Location.

EXPECTED VISUAL IMPACT

Refer to LCVIA Report dated 20/05/2021 for full Expected Visual Impact summary.
Negligible differences in the new massing.

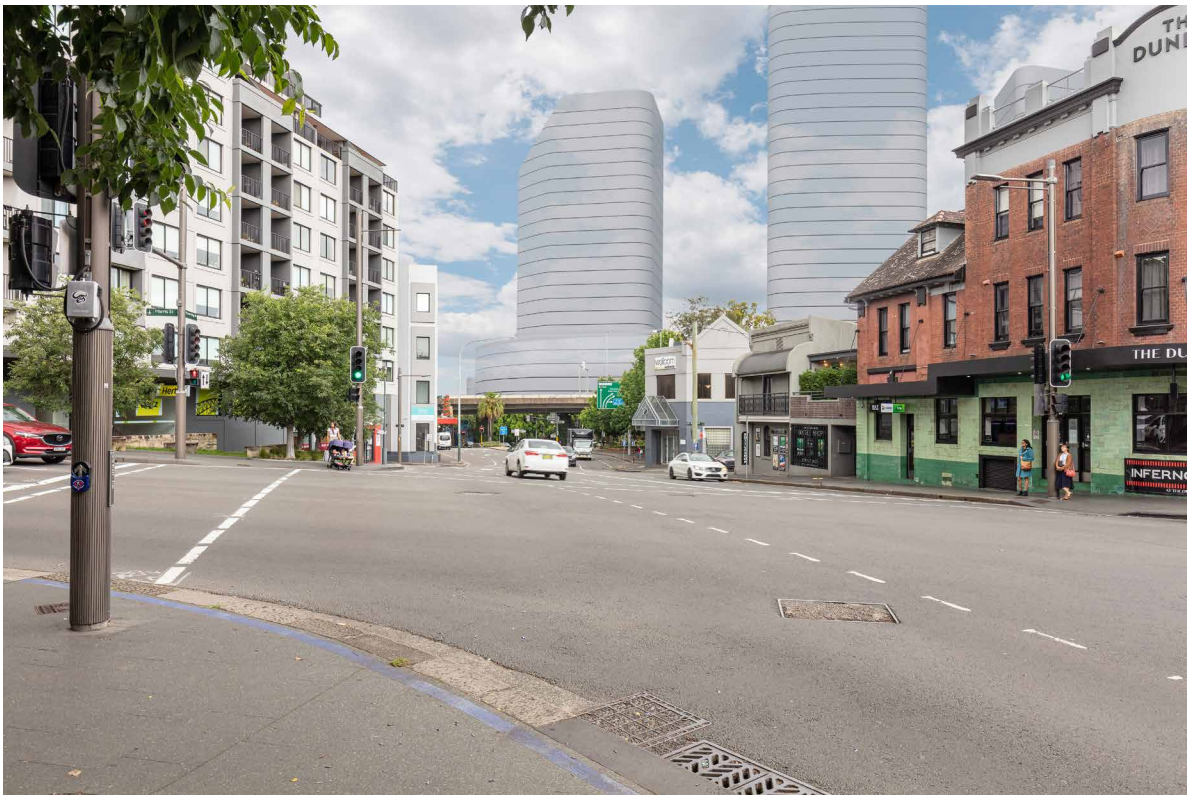
VISUAL IMPACT RATING

MODERATE/HIGH

Receptor Type: Public	Previous Ratings	Revised Ratings
Viewpoint Number: 12		
Qualitative - Sensitivity		
Viewer Location	LOW	LOW
Viewer Activity	MODERATE	MODERATE
Number of Views	HIGH	HIGH
Overall Qualitative Sensitivity Rating	**MODERATE**	**MODERATE**
Quantitative - Magnitude		
View Distance	HIGH	HIGH
View Orientation	HIGH	HIGH
Quantum of View	HIGH	HIGH
Period of View	MODERATE	MODERATE
Quantum of Change - Feature Skyline	NEGLIGIBLE	NEGLIGIBLE
Quantum of Change - View of Sky	HIGH	HIGH
Quantum of Change - Character change	MODERATE	MODERATE
Overall Quantitative Magnitude Rating	**MODERATE / HIGH**	**MODERATE / HIGH**
Overall VISUAL IMPACT RATING (Combination of sensitivity and magnitude ratings)	**MODERATE / HIGH**	**MODERATE / HIGH**

8.0 THE PRECINCT& VISUAL IMPACT ANALYSIS

Previous photomontage based on model dated 22/12/2020. Refer to LCVIA Report dated 20/05/2021 for Existing View.



Photomontage view of precinct.
Note: This view has been updated to reflect the latest architectural model dated 14 April 2022, supplied by the client on 19 April 2022.
As requested by the client and in response to community feedback the opacity of the massing has been decreased.

8.0 THE PRECINCT& VISUAL IMPACT ANALYSIS

VIEWPOINT 13

LOCATION	Intersection of Bridge Road, Pyrmont Bridge Road and Wattle Street. (North south existing city grid, visual corridor/ connection to water)
DISTANCE	Approximately 50m.
RECEPTORS	Public - local residents, road users, pedestrians.
EXISTING VIEW	The view looks north towards Blackwattle Bay. The trees filter the foreground which is comprised of pedestrian footpaths and a major arterial road. The existing Fish Market is in the mid-ground to the right of the view, with the Heritage listed Anzac Bridge and Blackwattle Bay visible in the background.

Viewpoint Location.

EXPECTED VISUAL IMPACT

Refer to LCVIA Report dated 20/05/2021 for full Expected Visual Impact summary.

The massing at this corner has increased in height but also pulled away from the waters edge, allowing views through to the Bay.

VISUAL IMPACT RATING

MODERATE/HIGH

Receptor Type: Public	Previous Ratings	Revised Ratings
Viewpoint Number: 13		
Qualitative - Sensitivity		
Viewer Location	LOW	LOW
Viewer Activity	MODERATE	MODERATE
Number of Views	HIGH	HIGH
Overall Qualitative Sensitivity Rating	**MODERATE**	**MODERATE**
Quantitative - Magnitude		
View Distance	HIGH	HIGH
View Orientation	MODERATE	MODERATE
Quantum of View	HIGH	HIGH
Period of View	MODERATE	MODERATE
Quantum of Change - Feature Skyline	HIGH	HIGH
Quantum of Change - View of Sky	LOW	MODERATE / LOW
Quantum of Change - Character change	HIGH	HIGH
Overall Quantitative Magnitude Rating	**MODERATE / HIGH**	**MODERATE / HIGH**
Overall VISUAL IMPACT RATING (Combination of sensitivity and magnitude ratings)	**MODERATE / HIGH**	**MODERATE / HIGH**

8.0 THE PRECINCT& VISUAL IMPACT ANALYSIS

Previous photomontage based on model dated 22/12/2020. Refer to LCVIA Report dated 20/05/2021 for Existing View.

Photomontage view of precinct.
Note: This view has been updated to reflect the latest architectural model dated 14 April 2022, supplied by the client on 19 April 2022.
As requested by the client and in response to community feedback the opacity of the massing has been decreased.

8.0 THE PRECINCT& VISUAL IMPACT ANALYSIS

VIEWPOINT 14

LOCATION	Fig Lane Park.
DISTANCE	Approximately 350m.
RECEPTORS	Public - park users and local residents.
EXISTING VIEW	The view looks to the north-west towards Blackwattle Bay. A raised terrace in the in the park is oriented toward views of Blackwattle Bay, however vegetation in the mid-ground has obscured the water views. The Heritage listed Anzac Bridge is visible in the background.

Viewpoint Location.

EXPECTED VISUAL IMPACT

Refer to LCVIA Report dated 20/05/2021 for full Expected Visual Impact summary.

The slightly reduced bulk of the massing has little effect on the impacts of the development on this view.

VISUAL IMPACT RATING

MODERATE

Receptor Type: Public	Previous Ratings	Revised Ratings
Viewpoint Number: 14		
Qualitative - Sensitivity		
Viewer Location	HIGH	HIGH
Viewer Activity	HIGH	HIGH
Number of Views	LOW	LOW
Overall Qualitative Sensitivity Rating	**MODERATE / HIGH**	**MODERATE / HIGH**
Quantitative - Magnitude		
View Distance	HIGH	HIGH
View Orientation	LOW	LOW
Quantum of View	LOW	LOW
Period of View	HIGH	HIGH
Quantum of Change - Feature Skyline	LOW	LOW
Quantum of Change - View of Sky	LOW	LOW
Quantum of Change - Character change	MODERATE	MODERATE
Overall Quantitative Magnitude Rating	**MODERATE / LOW**	**MODERATE / LOW**
Overall VISUAL IMPACT RATING (Combination of sensitivity and magnitude ratings)	**MODERATE**	**MODERATE**

8.0 THE PRECINCT& VISUAL IMPACT ANALYSIS

Previous photomontage based on model dated 22/12/2020. Refer to LCVIA Report dated 20/05/2021 for Existing View.

Photomontage view of precinct.
Note: This view has been updated to reflect the latest architectural model dated 14 April 2022, supplied by the client on 19 April 2022.
As requested by the client and in response to community feedback the opacity of the massing has been decreased.

9.0 PREVIOUS VISUAL IMPACT SUMMARY

		OPERATIONAL PHASE										
		MAGNITUDE										Impact Rating
	Receptor Identification (viewpoint no.)	Viewer Location	Viewer Activity	Number of Views	View Distance	View Orientation	Quantum of View	Period of View	Feature Skyline	View of Sky	Character Change	
Foreshore path near Glebe Rowing Club	1	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH	MODERATE	**HIGH**
Foreshore open space adjacent to Blackwattle Bay Park	3	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH	MODERATE	HIGH
Foreshore path / open space near Blackwattle Bay Wharf	4	HIGH	HIGH	HIGH	HIGH	HIGH	MODERATE	HIGH	HIGH	LOW	MODERATE	MODERATE / HIGH
The Knoll / Carmichael Park	8	HIGH	HIGH	MODERATE	HIGH	HIGH	MODERATE	HIGH	LOW	MODERATE	MODERATE	MODERATE / HIGH
Jones Street cliff top walk	9	HIGH	HIGH	MODERATE	HIGH	HIGH	HIGH	MODERATE	MODERATE	HIGH	HIGH	HIGH
Intersection of Bank Street and Miller Street	10	LOW	LOW	MODERATE	HIGH	HIGH	HIGH	MODERATE	LOW	HIGH	MODERATE	MODERATE
Pocket park at Gipps Street near Harris Street. (Existing city grid layout)	12	LOW	MODERATE	HIGH	HIGH	HIGH	HIGH	MODERATE	NEGLIGIBLE	HIGH	MODERATE	MODERATE / HIGH
Intersection of Bridge Road, Pyrmont Bridge Road and Wattle Street. (North south existing city grid, visual corridor/ connection to water)	13	LOW	MODERATE	HIGH	HIGH	MODERATE	HIGH	MODERATE	HIGH	LOW	HIGH	**MODERATE / HIGH**
Fig Lane Park	14	HIGH	HIGH	LOW	HIGH	LOW	LOW	HIGH	LOW	LOW	MODERATE	MODERATE

9.0 REVISED VISUAL IMPACT SUMMARY

		OPERATIONAL PHASE										
		MAGNITUDE										Impact Rating
	Receptor Identification (viewpoint no.)	Viewer Location	Viewer Activity	Number of Views	View Distance	View Orientation	Quantum of View	Period of View	Feature Skyline	View of Sky	Character Change	
Foreshore path near Glebe Rowing Club	1	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH	MODERATE	**HIGH**
Foreshore open space adjacent to Blackwattle Bay Park	3	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH	MODERATE	HIGH
Foreshore path / open space near Blackwattle Bay Wharf	4	HIGH	HIGH	HIGH	HIGH	HIGH	MODERATE	HIGH	HIGH	LOW	MODERATE	MODERATE / HIGH
The Knoll / Carmichael Park	8	HIGH	HIGH	MODERATE	HIGH	HIGH	MODERATE / LOW	HIGH	LOW	MODERATE / LOW	MODERATE / LOW	MODERATE / HIGH
Jones Street cliff top walk	9	HIGH	HIGH	MODERATE	HIGH	HIGH	MODERATE / HIGH	MODERATE	MODERATE	MODERATE / HIGH	HIGH	HIGH
Intersection of Bank Street and Miller Street	10	LOW	LOW	MODERATE	HIGH	HIGH	HIGH	MODERATE	LOW	HIGH	MODERATE	MODERATE
Pocket park at Gipps Street near Harris Street. (Existing city grid layout)	12	LOW	MODERATE	HIGH	HIGH	HIGH	HIGH	MODERATE	NEGLIGIBLE	HIGH	MODERATE	MODERATE / HIGH
Intersection of Bridge Road, Pyrmont Bridge Road and Wattle Street. (North south existing city grid, visual corridor/ connection to water)	13	LOW	MODERATE	HIGH	HIGH	MODERATE	HIGH	MODERATE	HIGH	MODERATE / LOW	HIGH	MODERATE / HIGH
Fig Lane Park	14	HIGH	HIGH	LOW	HIGH	LOW	LOW	HIGH	LOW	LOW	MODERATE	MODERATE

10.0 Mitigation and Conclusion

ANZAC Bridge as viewed from pedestrian bridge over Western Distributor at Balmain

10.0 MITIGATION AND CONCLUSION

The latest architectural model, dated 14 April 2022, supplied by the client on 19 April 2022 has been reassessed - updating 9 of the 20 viewpoints in this LCVIA. These 9 viewpoints were selected as they demonstrate the changes in the massing the clearest.

The Blackwattle Bay Precinct Plan and Masterplan has also been updated to reflect the latest plans supplied by fjmtstudio on 10 May 2022. These updates include modifications to building footprints throughout the South East precinct, the Public access way through South East precinct widening, repositioning of Park Street to entirely run along the foreshore the addition of a foreshore boardwalk.

Changes to built form have generated improvements to certain individual criteria ie amount of sky, however none of these changes have been of significant reduction in impact to effect the visual impact overall ratings.